

# HASKELL COUNTY APPRAISAL DISTRICT RESIDENTIAL MASONRY COST GUIDE

Masonry	Economy Built		Economy Standard Built		Standard Built		Deluxe Standard Built		Custom Built	
Square Feet	M2	M2+	M3	M3+	M4	M4+	M5	M5+	M6	M6+
0-600	21.90	24.09	31.65	33.65	36.70	37.70	35.70	38.70	41.20	41.70
601-700	21.75	23.93	31.65	33.65	36.70	37.70	35.70	38.70	41.20	41.70
701-800	21.45	23.60	31.65	33.65	36.70	37.70	35.70	38.70	41.20	41.70
801-900	21.30	23.43	31.65	33.65	36.70	37.70	35.70	38.70	41.20	41.70
901-1000	21.00	23.10	30.70	32.70	36.20	37.20	35.70	38.70	41.20	41.70
1001-1200	20.60	22.66	30.70	32.70	36.20	37.20	35.70	38.70	41.20	41.70
1201-1400	20.75	22.28	29.75	31.75	35.70	36.70	35.70	38.70	41.20	41.70
1401-1600	19.80	21.78	28.80	30.80	35.70	36.70	35.70	38.70	41.20	41.70
1601-2000	18.90	20.79	27.50	29.50	33.70	34.70	35.70	38.70	41.20	41.70
2001-2400	18.10	19.91	26.55	28.55	32.20	33.70	35.20	38.20	41.20	41.70
2401-2800	17.30	19.03	26.55	28.55	32.20	33.70	35.20	38.20	41.20	41.70
2801-3200	17.30	19.03	25.60	27.60	31.70	33.20	34.70	37.95	41.20	41.70
3201-3500	17.30	19.03	25.60	27.60	31.20	32.95	34.70	37.95	41.20	41.70

### USE EFFECTIVE AGE FOR DEPRECIATION

Open Porches - (OP) - 20% - of Base

Screen Porches - **(SP)** - 25% of Base

**Glassed-in Porches - (GP) - \$6.50 to \$12.50**

Patio Cover - **(PC)** - 20% of Base (If not special priced)

Attached Storage - **(STG)** - 30% of Base

Patio Open - (PO) - \$1.50

Carport - (CP) - 20% of Base

Central Heat/Central Air - **(CH/CA)** - Add \$1.30 per sq. ft.

## RESIDENTIAL VALUATION SCHEDULE

### Price by Square Feet

**Note:** Anything above "M6+", Make Special Price

1st story living area: 100% base price (1st floor only)

\*2 nd story living area: 1 1/2 story type DWG: 84% base (2nd floor only)

2 story type DWG: 90% base (2nd floor only)

**Split Level type DWG: 94% base (2nd floor only)**

**\*Note:** Look up base price in table based on gross sq. ft. of living area of all floors.

Garages, carports and storage prices and percentages are based on normal construction for their particular class category.

Obvious non-conformance, particularly in unattached structures, should be priced and depreciated on their own merits. Consult Supervisor for special pricing when deviating from schedule.

**Garage Apts:** Upstairs - class according to construction, using 100% base price.

Downstairs - same "%" used for attached garages

**Basement:** 30% of base

**Garages:**            **Attached**            **Unattached**

Single car: Unfinished - 30% of base

Finished - 40% of base                      See

Double car: Unfinished - 25% of base      Schedule

Finished -30% of base

Carport:                      Dirt floor - \$2.50 per sq.ft..

Concrete floor - \$4.50 per sq.ft.

Opened Concrete - \$2.00

**Add-on Covered Patio - \$2 to \$5**

On newly built homes, Special Price 1996 - 2009: \$45.00 - M4  
\$46.50 - M5  
\$48.00 - M6

2100 WOOD PECK - \$2.50

# HASKELL COUNTY APPRAISAL DISTRICT RESIDENTIAL FRAME COST GUIDE

Frame	Cheap-Shotgun Built		Economy Built		Economy Standard Built		Standard Built		Deluxe Std. Built	Custom Built
Square Feet	1	1+	F2	F2+	F3	F3+	F4	F4+	F5	F6
0-600	10.65	11.71	14.80	15.80	26.50	27.50	32.50	32.50	36.00	38.00
601-700	10.65	11.71	14.80	15.80	26.50	27.50	32.50	32.50	36.00	38.00
701-800	10.38	11.42	14.80	15.80	26.00	27.00	32.00	32.00	36.00	38.00
801-900	10.16	11.17	14.30	15.30	25.50	26.50	32.00	32.00	36.00	38.00
901-1000	9.96	10.96	14.30	15.30	25.00	26.00	31.50	31.50	35.50	38.00
1001-1200	9.79	10.77	13.80	14.80	25.00	26.00	31.00	31.00	35.00	38.00
1201-1400	9.50	10.45	13.30	14.30	24.50	25.50	30.50	30.50	34.50	37.50
1401-1600	9.26	10.19	12.80	13.80	24.00	25.00	30.50	30.50	34.00	37.50
1601-2000	9.06	9.96	12.30	13.30	23.50	24.50	30.00	30.00	33.50	37.00
2001-2400	8.81	9.69	11.80	12.80	23.00	24.00	29.00	29.00	33.00	36.50
2401-2800	8.66	9.52	11.30	12.30	22.50	23.50	29.00	29.00	32.50	36.00
2801-3200	8.66	9.52	11.30	12.30	22.00	23.00	28.50	28.50	32.00	35.50
3201-3400	8.66	9.52	11.30	12.30	21.50	22.50	28.50	28.50	31.50	35.00

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Screen Porches - **(SP)** - 25% of Base

Glassed-in Porches - **(GP)** - \$4.00 (on a F3; go up \$1.00 a Class)

Patio Cover - **(PC)** - 20% of Base (If not special priced)

Attached Storage - **(STG)** - 30% of Base

Patio Open - **(PO)** - \$1.50

Carport - **(CP)** - 20% of Base

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*WD = 2.50/ft*